



# Grove City Planning Commission

## PRELIMINARY DEVELOPMENT PLAN APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT  
4035 BROADWAY  
GROVE CITY, OHIO 43123  
614-277-3004

[grovecityohio.gov/development](http://grovecityohio.gov/development)

### PROJECT / PROPERTY INFORMATION

PROJECT NAME: \_\_\_\_\_

PROJECT LOCATION: \_\_\_\_\_  
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: \_\_\_\_\_ ACREAGE AFFECTED BY THIS APPLICATION: \_\_\_\_\_

EXISTING ZONING: \_\_\_\_\_ EXISTING LAND USE: \_\_\_\_\_

PROPOSED ZONING: \_\_\_\_\_ PROPOSED LAND USE: \_\_\_\_\_

FUTURE LAND USE DESIGNATION: \_\_\_\_\_

### PROPERTY OWNER INFORMATION

**Note:** Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

Name Address City, State, Zip

Phone Fax Email

### APPLICANT INFORMATION

**Note:** The applicant is the person(s) or entity seeking approval of this application.

Name Title Company / Organization

Address City, State, Zip

Phone Fax Email

### AUTHORIZED REPRESENTATIVE

*Check box if same as Applicant:* ☐

**Note:** The authorized representative is the person(s) or entity representing the applicant. As the authorized representative, you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Name Title Company / Organization

Address City, State, Zip

Phone Fax Email

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

### FOR OFFICE USE ONLY

DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

## ADDITIONAL PROJECT INFORMATION

PROJECT NAME: \_\_\_\_\_

DEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐

ACREAGE DISTURBED: \_\_\_\_\_ TOTAL FLOOR AREA: \_\_\_\_\_

NUMBER OF BUILDINGS: \_\_\_\_\_ BUILDING HEIGHT: \_\_\_\_\_

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): \_\_\_\_\_

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \_\_\_\_\_ ESTIMATED VALUATION OF SITE IMPROVEMENTS: \_\_\_\_\_

## PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I \_\_\_\_\_, the current property owner hereby authorize the applicant \_\_\_\_\_ to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, **I hereby authorize City representatives to enter, photograph and post notices on the property described in the application.**

Signature of Current Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Official Seal and Signature of Notary Public

## APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I \_\_\_\_\_, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: \_\_\_\_\_ Date: \_\_\_\_\_

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Official Seal and Signature of Notary Public

## REVIEW FEES

**INSTRUCTIONS:** All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee and planning review fee is calculated in accordance with the City's [Fee Recovery Policy](#). The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee:     \$        150.00  
Engineering Review Fee:        \$ \_\_\_\_\_  
Planning Review Fee:            \$ \_\_\_\_\_  
Total Submittal Fee:            \$ \_\_\_\_\_

## GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [GroveCity2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



THE CITY OF GROVE CITY  
SUBMITTAL REQUIREMENTS: PRELIMINARY DEVELOPMENT PLAN



PLEASE CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR INITIAL STAFF REVIEW:

- ☐ One signed and notarized application
- ☐ Appropriate fee (\$150 plus applicable engineering and planning review fees – see [Fee Recovery Policy](#)). **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☐ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☐ A metes and bounds legal description and survey of the property, stamped by a certified surveyor
- ☐ A proposed Development Standards Text (if applicable)
- ☐ If applicable, scaled plans showing:
  - a. Cover Page
  - b. Site Plan
  - c. Landscape Plan
  - d. Utility and Stormwater
- ☐ If applicable, preliminary signage details - location, type (wall, ground, projecting or window), materials and total signage area
- ☐ If applicable, architectural elevations – **in color**, with proposed colors and finish materials noted
- ☐ A materials detail sheet listing material, manufacturer and color for all proposed exterior materials
- ☐ If applicable, a traffic study indicating potential traffic generation for the proposed site
- ☐ If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit the Development Department website at [www.grovecityohio.gov/development](http://www.grovecityohio.gov/development).



## Grove City Planning Commission Meeting and Deadline Schedule 2020

### Preliminary Development Plan Application

<b>Planning Commission Application Filing Deadline</b>	<b>Planning Commission Meeting Date</b>	<b>Tentative Hearing before City Council</b>
December 4, 2019	January 7, 2020	January 21, 2020
December 31, 2019	February 4, 2020	February 18, 2020
January 29, 2020	March 3, 2020	March 16, 2020
March 4, 2020	April 7, 2020	April 20, 2020
April 1, 2020	May 5, 2020	May 18, 2020
April 29, 2020	June 2, 2020	June 15, 2020
June 3, 2020	July 7, 2020	July 20, 2020
July 1, 2020	August 4, 2020	August 17, 2020
August 5, 2020	September 8, 2020	September 21, 2020
September 2, 2020	October 6, 2020	October 19, 2020
September 30, 2020	November 3, 2020	November 16, 2020
November 4, 2020	December 8, 2020	December 21, 2020